

**MINUTES OF THE COMMITTEE OF THE WHOLE COMMITTEE MEETING OF
THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD TUESDAY,
NOVEMBER 12, 2019 IN THE COUNCIL ROOM OF CITY HALL**

1. CALL TO ORDER

Chairman Ebersohl called the Committee of the Whole committee meeting of the City Council of the City of Columbia, Illinois to order at 7:00 P.M.

Upon Roll Call, the following members were:

Present: Committee Members – Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle. Mayor Hutchinson was also present.

Absent: None.

Quorum present.

Administrative Staff Present: City Clerk Wes Hoeffken, City Administrator Doug Brimm, City Attorney Terry Bruckert, Director of Community Development Scott Dunakey, Accounting Manager/Treasurer Linda Sharp, City Engineer Chris Smith, Building Official Justin Osterhage, and Deputy Clerk Kelly Mathews.

2. PUBLIC COMMENTS

There were no public comments.

**3. APPROVAL OF MINUTES FROM THE OCTOBER 28, 2019 COMMITTEE OF
THE WHOLE MEETING**

MOTION:

It was moved by Alderman Martens and seconded by Alderman Agne to approve the minutes of the Committee of the Whole Meeting of the City Council of the City of Columbia, Illinois held Monday, October 28, 2019. Upon roll call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Holtkamp, Martens, and Riddle voted aye. **MOTION CARRIED.**

**4. DISCUSSION OF GENERAL LIABILITY/WORKERS COMPENSATION
INSURANCE RENEWAL**

City Administrator Doug Brimm briefed the Committee on the City's General Liability/Workers Compensation insurance renewal. Mr. Brimm stated Illinois Counties Risk Management Trust (ICRMT) provided a proposal of \$223,959, which is a 7.85% increase over the expiring term. The increase is due to the increase in the number of vehicles owned by the City and an increase in payroll.

Mr. Brimm recommends approval of the renewal at the November 18th Council meeting, but intends on seeking competitive quotes for the next renewal.

5. DISCUSSION OF HEALTH INSURANCE PLAN RENEWAL

City Administrator Doug Brimm updated the Committee on the health insurance plan. Mr. Brimm received a proposal from OneDigital, for Cigna health insurance, of \$102,136 per month, which is a 9.3% increase over the expiring term.

Mr. Brimm recommends approval of the renewal at the November 18th Council meeting, but intends on seeking competitive quotes for the next renewal.

6. DISCUSSION OF OLD BLUFF ROAD AND DD ROAD EDP GRANT UPDATE

City Engineer Chris Smith explained to the Committee that DeRossett Investments (Building 2 at 11 South) is requesting that the City submit for an IDOT EDP Grant to improve Old Bluff Road between Sand Bank and DD Road and DD Road between Old Bluff Road and Bluff Road. The improvements are estimated to be \$600,000. Mr. Smith expects the costs will be split as follows: 12.5% paid by the City, 12.5% paid by the County, 25% paid by the developer, and 50% paid by the grant.

7. DISCUSSION OF AN ENGINEERING AGREEMENT WITH OATES AND ASSOCIATES FOR PRELIMINARY ENGINEERING FOR THE QUARRY ROAD RESURFACING, PHASE 2 PROJECT

City Engineer Chris Smith reported to the Committee that staff recommends entering into an agreement with Oates and Associates, Inc. for Preliminary Engineering Services to design the Quarry Road Phase 2 Resurfacing Project. The work includes resurfacing, shoulder improvements, curb and gutter, and a shared use path from Palmer Creek Drive to Rueck Road.

8. DISCUSSION OF ADULT USE CANNABIS ZONING REGULATIONS

Director of Community Development Scott Dunakey started the discussion of adult use cannabis zoning regulations by briefing the Committee on how adult use cannabis has affected Boise, Idaho and Ontario, Oregon due to their similarities to Columbia.

Mr. Dunakey distributed a map where Staff recommends the City Council to consider allowing cannabis dispensaries. Mr. Dunakey suggests the City mirror most of state requirements as well as including other limitations, which are:

- Require a 1,500 feet buffer between dispensaries
- Limit business hours to 6 A.M. to 10 P.M.
- Require dispensaries to be located within 1 mile of an interstate highway
- Prohibit dispensaries within 2,500 feet of school properties
- Allow dispensaries only in the Commercial Park (CP) zoning district

Mr. Dunakey reviewed the development standards required in the CP zoning district. The CP zoning district requires:

- 1 acre minimum lot size with extended yard setbacks
- The facade visible from any public street has to be constructed of brick, glass, stone, or stucco
- Stricter environment/performance standards with storm water management and noise

- Enhanced landscaping

Mr. Dunakey then explained he's looking for direction from the Committee to incorporate Adult Use Dispensing Organizations into the zoning code. Mr. Dunakey stated there is still time to acquire public input and input from appointed boards and elected officials due to the steps needed to adopt an updated zoning code.

Alderman Niemietz spoke out against allowing Adult Use Dispensing Organizations in the City.

Alderman Martens stated allowing Adult Use Dispensing Organizations in the City is a good way to fund police officers with increased issues with adult use cannabis.

Alderman Roessler questioned how soon an Adult Use Dispensing Organization would be able to open. Mr. Dunakey explained the timeline of events that have to happen before it would be legal in the City.

MOTION:

It was moved by Alderman Holtkamp and seconded by Alderman Riddle, to direct Staff to draft zoning provisions that specify Adult Use Dispensing Organizations as the only allowable cannabis-related land use in the City of Columbia and incorporate appropriate regulations into the zoning code. Upon Roll Call vote, Aldermen Agne, Huch, Holtkamp, Martens, and Riddle voted aye. Chairman Ebersohl and Aldermen Niemietz and Roessler voted nay. **MOTION CARRIED.**

9. OTHER ITEMS TO BE CONSIDERED

There were no other items to be considered.

10. CLOSED SESSION

a. 5 ILCS 120/2(c)(5) – Purchase or Lease of Real Property for the Use of the Public Body

b. 5 ILCS 120/2(c)(6) – Setting of a Price for the Sale or Lease or Property Owned by the Public Body

Chairman Ebersohl informed the Committee of the Whole that he would entertain a motion to go into Closed Session to discuss purchase or lease of real property for the use of the public body and setting of a price for the sale or lease or property owned by the public body.

MOTION:

It was moved by Alderman Holtkamp and seconded by Alderman Riddle, to direct Chairman Ebersohl to go into Closed Session at 8:01 P.M. to discuss the purchase or lease of real property for the use of the public body and setting of a price for the sale or lease or property owned by the public body. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle voted aye.

MOTION CARRIED.

MOTION:

It was moved by Alderman Holtkamp and seconded by Alderman Martens, to return to Regular Session of the Committee of the Whole at 8:18 P.M. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Holtkamp, Martens, and Riddle voted aye. **MOTION CARRIED.**

Upon return to Regular Session, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Holtkamp, Martens, Riddle and Mayor Hutchinson were present.

No action was taken as a result of the Closed Session.

11. ADJOURNMENT

MOTION:

It was moved by Alderman Holtkamp and seconded by Alderman Agne to adjourn the Committee of the Whole committee meeting of the City Council of the City of Columbia, Illinois held Tuesday, November 12, 2019 at 8:18 P.M. Upon Roll Call vote, Chairman Ebersohl and Aldermen Agne, Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle voted aye. **MOTION CARRIED.**

Minutes taken by:



Chairman Gene Ebersohl
Committee of the Whole



Kelly Mathews, Deputy Clerk

**MINUTES OF THE MUNICIPAL BUILDINGS AND PROPERTY COMMITTEE
MEETING OF THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS HELD
TUESDAY, NOVEMBER 12, 2019 IN THE COUNCIL ROOM OF CITY HALL**

1. CALL TO ORDER

Chairman Riddle called the Municipal Buildings and Property Committee Meeting of the City Council of the City of Columbia, Illinois to order at 8:20 P.M.

Upon Roll Call, the following members were:

Present: Chairman Riddle and Aldermen Agne, Niemietz, and Huch.

Absent: None.

Quorum present.

Others Present: Mayor Hutchinson and Aldermen Ebersohl, Roessler, Holtkamp, and Martens.

Administrative Staff Present: City Administrator Doug Brimm, City Attorney Terry Bruckert, Director of Community Development Scott Dunakey, Building Commissioner Justin Osterhage, City Engineer Chris Smith, and Deputy Clerk Kelly Mathews.

2. PUBLIC COMMENTS

There were no public comments.

3. DISCUSSION OF SCREENING MECHANICAL AREA AT CITY HALL

Building Official Justin Osterhage explained City staff would like to screen the mechanical area at City Hall. This area is where City Hall's electrical panel and garbage can storage is. Mr. Osterhage stated the City has received one bid for the work, and is working on obtaining more.

Once Mr. Osterhage obtains all the bids, this matter will be brought back to Council for approval.

4. DISCUSSION OF INSTALLATION OF COVER FOR OUTDOOR AREA AT FIRE/EMS STATION

Building Official Justin Osterhage reported that the EMS department is requesting to install an aluminum awning in the rear of the EMS building. Mr. Osterhage explained the structure is allowed within the Columbia Municipal Code and the International Building Code.

The City will move forward with this project with the quote submitted by Mark D. Miller in the amount of \$1,450.

5. **ADJOURNMENT**

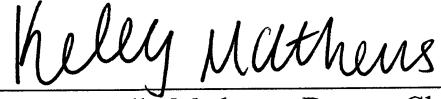
MOTION:

It was moved by Alderman Agne and seconded by Alderman Niemietz to adjourn the Municipal Buildings and Property committee meeting of the City of Columbia, Illinois held Tuesday, November 12, 2019 at 8:27 P.M. Upon Roll Call vote, Chairman Riddle and Aldermen Agne, Niemietz, and Huch voted aye. **MOTION CARRIED.**

Minutes taken by:



Chairman Jay Riddle
Municipal Buildings and Property Committee



Kelly Mathews, Deputy Clerk